

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R18222

Property Information

property address: 4301 S TEXAS AVE

legal description: BEVERLY ESTATES, LOT 1, ACRES 2.86, "BEVERLY ESTATES SHOPPING CENTER"

owner name/address: BEVERLY ESTATES CORP

% BRAILY, BEVERLY

1401 E BEACH ST

GALVESTON, TX 77550-3304

full business name: Awards & More; Naci's Hair Studio; Jacob's Well; Brazos Natural Foods; Jacqui's; Tess & Co.; Brazos Valley and more

land use category: Commercial Retail type of business: Strip commercial

current zoning: C2 occupancy status: Vacant; rest occupied

lot area (square feet): 124,581 frontage along Texas Avenue (feet): 280.66 ft

lot depth (feet): 463.34 ft sq. footage of building: 28,716

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): brick & mason

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1964 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☐ yes ☐ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 4 type/material of sign: 2E/N; temp; metal

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 136

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 12x18 sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

19
2

40
67
115
21
136

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Few bushes, shrubs & cactus

Outside Storage

☒ yes ☐ no (specify) Storage pods in back
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:
